

MINUTES

COUNCIL MEETING

Tuesday 22 February 2022
6:00 pm

VIRTUAL MEETING

LIVE STREAMED ON THE CITY'S WEBSITE:

www.geelongaustralia.com.au/meetings

COUNCIL:

Cr S Asher (Bellarine Ward) - Mayor
Cr T Sullivan (Bellarine Ward) - Deputy Mayor
Cr J Mason (Bellarine Ward)
Cr E Kontelj (Brownbill Ward)
Cr S Mansfield (Brownbill Ward)
Cr P Murrphy (Brownbill Ward)
Cr B Harwood (Kardinia Ward)
Cr B Moloney (Kardinia Ward)
Cr R Nelson (Kardinia Ward)
Cr A Aitken (Windermere Ward)
Cr K Grzybek (Windermere Ward)

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Present: Cr T Sullivan (Deputy Mayor), Crs A Aitken, K Grzybek, B Harwood, E Kontelj, S Mansfield, J Mason, R Nelson, B Moloney

Also Present: M Cutter (Chief Executive Officer), G Smith (Director Planning, Design and Development), G Wilson-Browne (Director City Services), M Dugina (Director Customer and Corporate Services), S McKew (Manager Governance).

Opening: The Deputy Mayor declared the meeting open at 6.00pm.

1. PROCEDURAL MATTERS

1.1. Acknowledgement of Country

Council acknowledges the Wadawurrung People as the Traditional Owners of the Land, Waterways and Skies. We pay our respects to their Elders, past and present. We Acknowledge all Aboriginal and Torres Strait Islander people who are part of our Greater Geelong community today.

1.2. Apologies

Cr Asher (Mayor) - Leave of Absence, Cr Murrily – Leave of Absence

1.3. Leaves of Absence

Cr Grzybek moved, Cr Harwood seconded -

That Leave of Absence be granted to Cr Murrily for the period 18 February to 23 February 2022, inclusive.

Carried

1.4. Declarations of Conflicts of Interest

Nil

1.5. Confirmation of Minutes

RESOLUTION - Item 1.5.1

Cr Aitken moved, Cr Harwood seconded -

That the Minutes of the Council Meeting held on 1 February 2022 be confirmed.

Carried

2.3. Amendment C422ggee 12-16 Kinsmead Street Waurm Ponds Permanent Heritage Overlay - Consideration of Panel Report and Adoption

Source: City Planning & Economy
Director: Gareth Smith

Purpose

1. To consider the Independent Panel Report and adopt Planning Scheme Amendment C422ggee – 12-16 Kinsmead Street, Waurm Ponds Permanent Heritage Overlay.

Background

2. Under the threat of demolition in 2020, the City sought the Minister for Planning to apply an interim heritage overlay to the site of Claremont Homestead at 12-16 Kinsmead Street, Waurm Ponds whilst an amendment to include the site in a permanent heritage overlay was prepared.
3. Amendment C420ggee was subsequently prepared and approved by the Minister to include the site in the heritage overlay for an interim period.
4. Amendment C422ggee proposes to apply the heritage overlay on a permanent basis and provide Design Guidelines for future development at the site.

Key Matters

5. Exhibition of the Amendment resulted in 36 written submissions addressing issues including suitability of the heritage overlay, building condition, future development of the site, changes to the Design Guidelines for the site, traffic impacts from future development and financial impact of the heritage overlay.
6. The submissions were considered by Council at its meeting of 27 July 2021 where it was resolved to refer all submissions to an Independent Panel appointed by the Minister for Planning.
7. Following a hearing on 21 October 2021, the Panel's report was received on 22 November 2021. Under Section 27 of the *Planning and Environment Act 1987* the Planning Authority must consider the Panel's report before deciding whether or not to adopt the Amendment.
8. The Independent Panel found the Amendment to be strategically supported by policy and recommended that the Amendment be adopted with some changes to the proposed Incorporated Document, the Design Guidelines, and to the schedule to the Heritage Overlay.
9. Whilst the Panel's recommendations are supported, this report at **Attachment 1** provides the City's response.

RESOLUTION - Item 2.3

Cr Nelson moved, Cr Moloney seconded -

That Council:

- 1. Adopt Amendment C422ggee – 12-16 Kinsmead Street, Wauran Ponds Permanent Heritage Overlay – in the form outlined in Attachment 2 of this report; and**
- 2. Submit the adopted Amendment C422ggee together with the prescribed information to the Minister for Planning requesting approval.**

Carried

Financial Sustainability

10. There are no financial implications to the budget from this recommendation.

Community Engagement

11. Council officers have advised submitters of the release of the Panel Report. Submitters will be notified of the final decision of Council and the Minister for Planning.

Social Equity and Sustainability

12. There are no social equity implications from this Amendment.
13. The permanent heritage overlay will retain the building of local significance and the Incorporated Document provides guidance for future development of the building and the surrounding land.

Relevant Law/Policy/Legal Implications

14. Inclusion of 12-16 Kinsmead Street Waurm Ponds in a permanent heritage overlay is consistent with the *Planning and Environment Act 1987* and with a range of State and local planning policies in the Greater Geelong Planning Scheme.

Alignment to Community Plan and Vision

15. This report aligns with Our Community Plan 2021-2025 strategic priority: Sustainable growth and environment.
16. This report aligns with the Community led 30-year Vision, "Greater Geelong: A Clever and Creative Future" community aspiration: Development and implementation of sustainable solutions.

Conflict of Interest

17. No officer involved in the preparation of this report declared a general or material conflict of interest.

Risk Assessment

18. The interim heritage controls for the land expire on 30 June 2022. The amendment needs to be adopted and approved by the Minister for Planning prior to this date.

Environmental Sustainability

19. The amendment will not have any adverse effects on the environment.
20. A locally significant heritage building and a substantial Norfolk Island Pine will be permanently included in the heritage overlay.

Attachments

1. Attachment 1 for C422ggee Adoption Report D21 579332 [2.3.1 - 9 pages]
2. Attachment 2 for C422ggee Adoption Report D21 569566 D21 572129 [2.3.2 - 19 pages]

Attachment 1

Background

1. Amendment C422ggee seeks to apply permanent heritage controls to the land at 12-16 Kinsmead Street, Waurn Ponds.
2. Claremont Homestead is one of the few surviving, intact Victorian dwellings in Waurn Ponds, and one of a select number of surviving, rural verandahed homesteads in the Victorian style built in the 1850s in Greater Geelong. It is a fine representative example of Victorian Georgian architecture in Greater Geelong. It has similar integrity to comparable dwellings of its type in Greater Geelong included as heritage overlays, i.e., has undergone only minor changes since developed and used as a farm homestead.
3. The threat of imminent demolition of the homestead in early 2020 demonstrated the need to seek interim heritage protection.
4. A subsequent Ministerial Amendment C420ggee applied the heritage overlay to the land on an interim basis with an expiry date of 31 December 2021. Amendment C440 prepared by the Minister for Planning has extended the interim controls until 30 June 2022. This has allowed time for the City to pursue and finalise the preparation of a permanent heritage overlay.
5. The Amendment as exhibited sought to:
 - 5.1 Amend the Schedule to Clause 43.01 Heritage Overlay (HO) to include the house and land at 12-16 Kinsmead Street, Waurn Ponds (HO) on a permanent basis. The provisions in the schedule to Clause 43.01 for this property already reflect the intended permanent provisions but reference to expiry of the temporary control would be deleted.
 - 5.2 Incorporate a document setting out design guidelines for new development on the land (called Heritage Management Objectives), some permit exemptions and a statement of significance (Incorporated Plan2) via the schedule to Clause 72.04. Reference to this document would also occur in the schedule to Clause 43.01. This document would, amongst other things, define an area of primary significance around the homestead and significant tree and set separate design guidelines relating to this area and beyond.
 - 5.3 Include *The Greater Geelong Outer Areas Heritage Study Stage 2 Review: Claremont Homestead 12-16 Kinsmead Street, Waurn Ponds, June 2020* heritage assessment report prepared by Authentic Heritage Services Pty Ltd as a reference document in Clause 22.09.
6. The land is already subject to an interim Heritage Overlay (HO2022). No change is proposed to the Planning Scheme maps.

Discussion

7. Amendment C422ggee was exhibited between 11 February and 15 March 2021. The submission period was extended until 26 March for the affected landowners. As a result, 36 submissions were received and can be generally categorised as follows:
 - 7.1 Two submissions noted or made no comment on the Amendment.
 - 7.2 Two submissions were from affected landowners objecting to the amendment on several grounds.

- 7.3 One submission from an affected landowner raised concerns about the preparation of the heritage assessment without access to the building, the City's consultation process, the comments from other submissions about continuing access to the site, providing photos about the extent of structural damage and rot in the remnants of the orchard, and sought deferral of any decisions until a structural report is conducted by the City. This submission did not explicitly object or support the amendment.
- 7.4 The balance of 33 supported the Amendment whilst seeking some changes to the proposed Design and Development Guidelines.
8. The major issues the Panel identified in the submissions were:
 - 8.1 opposition to the heritage listing by the then owners based on the poor condition of the homestead
 - 8.2 financial impost for the owners/cost of the overlay
 - 8.3 other means are available to recognise heritage of the Baum family who were long-time owners (from 1894)
 - 8.4 nearby residents' concerns about the scale and nature of development on the subject site and its implications for traffic, views, privacy, existing services, and access to the parkland to the south
 - 8.5 suggested changes to 'tighten' the proposed design guidelines including restriction of any new development to single storey, reinstatement of some historic features such as the orchard and well, and an increased buffer to the homestead for new development.
9. The Council report dated 27 July 2021 both summarised all the submissions and provided a detailed City response to the issues raised.
10. All submissions were considered pursuant to Sections 22 (1) & (2) of the *Planning and Environment Act 1987* and referred to an Independent Panel appointed by the Minister for Planning.
11. The appointed one-person Panel held a Directions Hearing on 24 August 2021 and a one-day video Panel Hearing on 21 October 2021. The Panel Hearing took place an unusually long time after the Directions Hearing due to the Panel, in the context of a mooted end to the COVID-19 lockdown, endeavouring to have an in person Hearing rather than a video conference Hearing. The Hearing was also later further adjourned due to the late supply of a heritage expert witness statement for the new purchaser. The Hearing ultimately proceeded as a video conference. Council was represented at the hearing by a City officer.
12. The Panel has now presented its report to Council and recommended that Amendment C422ggee be adopted subject to some changes. **Attachment 1** includes the Executive Summary of the Panel Report and contains the consolidated Panel recommendations and City responses.
13. A complete copy of the Panel's report is available on the Geelong Australia website www.geelongaustralia.com.au/amendments under the C422ggee webpage.

Key Panel findings and City responses

14. The Panel Report provided discussion and a series of findings and recommendations about all the issues associated with the Amendment. A summary and response to the key matters is provided below.

15. Overall, the Panel considers that the Amendment's intent is consistent with the policies of the Planning Scheme. The Panel also found that the site is of local heritage significance and should be included in the heritage overlay on a permanent basis.

Issue - The Amendment

16. The Panel noted that the introduction of separate reference in the schedule Clause 43.01 to the statement of significance for the property, may be required rather than its being merely included in the Incorporated Plan. The Panel noted that DELWP authorised the Amendment without this but commented that the separate specification of the statement of significance in the schedule to Clause 43.01 would be more consistent with the Planning Practice Note.
17. At the Panel Hearing, a minor typographical error in the Incorporated Plan was noted with an incorrect reference in Clause 2, relating to permit exemptions, to Clause 43.01-2 rather than Clause 43.01-3.
18. **Panel Conclusion:** The Panel recommends that should the Amendment proceed:
- the Council considers whether reference should be made in the schedule to Clause 43.01 to the statement of significance for the property separate to the reference to the 'Claremont', 12-16 Kinsmead Street, Waurin Ponds, Design Guidelines Incorporated Plan, January 2021
 - in Clause 2 of the 'Claremont', 12-16 Kinsmead Street, Waurin Ponds, Design Guidelines Incorporated Plan, January 2021 replace the reference to Clause 43.01-2 with Clause 43.01-3.
19. **City Response:** The City supports these changes and have included them in the adoption documents. To align further with the Planning Practice Note on Applying the Heritage Overlay, it is also proposed to include reference to the Incorporated Plan and Design Guidelines in the schedule to the Heritage Overlay.

Issue – Is a permanent Heritage Overlay warranted?

20. The Panel considered this initial issue of whether the place is of sufficient heritage significance to warrant the application of a permanent Heritage Overlay.
21. The Panel noted that there was no argument against the local level heritage significance of the property with three heritage experts supporting the significance of the place based on statements of significance. The significance is based on multiple grounds not all of which relate to the ongoing association with the Baum family.
22. While the significance of 'Claremont' was not challenged, the Panel noted disagreement between the parties about the elements of significance and the approach to be taken to managing them (discussed later in this Attachment 1).
23. **Panel Conclusion:** The Panel concluded that the property is clearly of local heritage significance on the bases set out in the statement of significance.
24. **City Response:** The City concurs with the view of the Panel on the level of heritage significance of the site.

Issue – Building condition and its consequences

25. The issue considered was the poor condition of the buildings on the property, in particular the homestead, and whether this should be grounds against the permanent heritage overlay. The Panel further considered the submissions by the new purchaser of the site that the condition necessitated changes to the Design Guidelines to provide statutory support for allowing the demolition of the homestead if it were found that

repair and upkeep would impose an unreasonable financial burden and provided an appropriate replacement building was constructed. And that another conservation incentive would be to allow prohibited uses in the Schedule to the Heritage Overlay.

26. Panel Conclusion: While the homestead (as well as the other buildings on the site) is clearly in poor condition including in terms of structural integrity, the Panel concluded that it does not consider that either complete demolition or extensive repairs creating a reproduction building are inevitable outcomes. The Panel does not believe that the submissions opposing the Amendment based on building condition should be allowed.
27. The Panel also did not support either allowing permits to be sought for non-conforming uses (Clause 43.01-9), nor the proposed additional clause in the design guidelines referring to possible demolition of the building intended to be conserved by the controls.
28. City Response: The City concurs with the Panel's conclusion.

Issue – Extent of the Heritage Overlay and as of right two lot subdivision

29. The Panel considered whether it would be appropriate to introduce a permit exemption in the Incorporated Document that would allow a two-lot subdivision as of right under the Heritage Overlay to create a central homestead lot (also incorporating the large pine tree). This would be separate from the other parts of the site which might be subject to development. The Panel considered whether the extent of the Heritage Overlay should be confined to the 'homestead lot' rather than applying to the whole property.
30. Panel Conclusion: The Panel concluded that it is appropriate that the whole of the site be included in the Heritage Overlay as proposed by the Council and the submitter's proposal for allowing a two-lot subdivision as of right under the overlay should not be accepted.
31. City Response: The City concurs with the view of the Panel as this reflects the City's position presented at the Hearing that the changes proposed by the new purchaser were premature and the two-lot subdivision had not been properly assessed under the clause 56 planning scheme provisions or by any servicing authorities.

Issue – Elements of significance and their management

32. The Panel considered whether:
 - the elements of significance on the site are correctly identified, namely some or all of the homestead, the Norfolk Island Pine tree, the large and the small outbuildings.
 - the area of significance is therefore correctly defined in relation to the significant elements; and whether the content of the Incorporated Plan is appropriate to the conservation of the elements of significance in other respects.
33. Panel Conclusion: The Panel concluded that the content of the Incorporated Plan (Design Guidelines) should be retained as exhibited subject to minor changes outlined below:
 - Amend the 'Claremont', 12-16 Kinsmead Street, Waurin Ponds, Design Guidelines Incorporated Plan, January 2021 to:
 - extend the boundary of the area of significance southwards so that all of the homestead building falls within the area of significance

- in Clause 2.1, delete the words 'with (sic) the site' and replace with 'on that part of the site beyond the area of significance shown on the plan forming part of this document'
 - in Clause 2.2 delete the words 'and/or the large shed to the south of the homestead'
 - in Clause 3.5, delete reference to allowing attic room additions to the southern elevation of the homestead.
34. City Response: The City accepts the recommendations of the Panel for these minor changes to the Incorporated Document and schedule to clause 43.01.

Issue – Permit exemption for repairs and maintenance

35. The Panel has considered whether it is necessary to provide permit exemptions under the Heritage overlay via the Incorporated Plan for minor building repairs and maintenance, as well as maintenance of the Norfolk Island Pine.
36. Panel Conclusion: The Panel concluded that no additional permit exemptions for building and works repair and maintenance should be added to the Incorporated Plan but that an exemption for lopping or pruning of the Norfolk Island Pine tree might be included to promote its health.
37. The Panel recommends that Council consider adding an additional exemption to Clause 2 of the '*Claremont*', 12-16 Kinsmead Street, Waurn Ponds, Design Guidelines Incorporated Plan, January 2021, relating to lopping and pruning of the Norfolk Island Pine to promote tree health, which might be subject to limitations such as frequency and extent of lopping.
38. City Response: The City accepts this Panel recommendation and includes this change in the Incorporated Document recommended for adoption.

Issue – Requiring restoration and reinstatement

39. The Panel has considered the issue of whether it would be possible or desirable to require or encourage reinstatement of various works and structures associated with the historic use of the property. This applies to the submissions that sought the reinstatement of the former apple orchard, elevated water tank, well and large shed and outdoor privy.
40. Panel Conclusion: Having considered these submissions, the Panel concluded that it is not appropriate to include additional enhancement or reinstatement works in the Incorporated Plan.
41. City Response: The City concurs with the Panel on this issue and no changes to the amendment are required.

Issue – Are there other issues pertinent to consideration of the Amendment

42. The Panel has considered whether other matters raised in written submissions such as the desire to retain walkway access through the subject property to the Baum Park and limits on increased housing development on the balance of the subject land require addressing in the Heritage Overlay or Incorporated Document.

43. Panel Conclusion: The Panel concluded that these matters do not give rise to any changes to the Amendment or preclude its adoption by Council.
44. The issues of walkways and road planning, amenity impacts, development densities and the like, are all matters which routinely receive attention in assessment of development applications under zoning controls, as was submitted for the Council. These are not issues which go to the assessment of the heritage significance of the place or of measures to protect that significance.
45. City Response: The City concurs with the Panel on this matter.

Extract – Executive Summary from C422ggee Panel Report

Greater Geelong Planning Scheme Amendment C422ggee | Panel Report | 22 November 2021

Executive summary

Greater Geelong Planning Scheme Amendment C422ggee (the Amendment) seeks to apply a permanent Heritage Overlay to the land at 12-16 Kinsmead Street, Waurn Ponds; to incorporate a document (Incorporated Plan) containing a set of design guidelines for new development on the land (called Heritage Management Objectives), some limited permit exemptions and a statement of significance; and to include a 2020 heritage assessment of the property as a reference document to the Greater Geelong Planning Scheme.

The land, which forms part of a relatively new residential area, is a gently sloping block of 6,157 square metres in area. An 1857 farmhouse known as 'Claremont' sits centrally on the high point of the land and there is one large outbuilding to the south and a smaller one nearby on the boundary. The structures are in poor condition. The farmhouse itself has been the subject of at least three structural assessments. There is a very tall Norfolk Island Pine in the frontage setback which has been recently assessed as in good health. No other vegetation of note remains on site after remnants of an original orchard were recently removed.

A heritage assessment of the property completed in 1998 and reported in 2000 as part of a wider study was revisited in June 2020 in a peer-reviewed assessment of the site. The homestead was affirmed as having a moderate-high level of integrity and its condition as fair. The property was assessed as being of heritage significance at a local level on several bases notably rarity; aesthetic, historical, associative, and technical significance; and representativeness.

Key issues raised in public submissions about the Amendment included:

- opposition to the heritage listing by the then owners based on the poor condition of the homestead
- financial impost for the owners/cost of the overlay
- other means are available to recognise the heritage of the Baum family who were long-time owners (from 1894)
- nearby residents' concerns about the scale and nature of development on the subject site and its implications for traffic, views, privacy, existing services and access to the parkland abutting to the south
- suggested changes to 'tighten' the proposed design guidelines in the Incorporated Plan including restriction of any new development on the land to single storey; reinstatement of some historic features such as the orchard and well; and an increased buffer to the homestead for new development.

Changes to the ownership of the subject site around the time of the Panel Hearing led to an amended approach to the listing by ownership interests.

The former owners continued to oppose the Amendment but were not parties to the Panel Hearing and relied only on their written submissions.

The new owner, who was represented at the Panel Hearing, however, did not oppose the application of the overlay and the heritage witness called by the new owner supported application of the overlay. Instead, a reduced area for the Heritage Overlay to generally correspond with the area of significance as shown in the Incorporated Plan was requested, and allowance for an as of right subdivision to create two lots - one inside and one outside the area of significance. The owner also sought to have exemptions from permission under the Heritage Overlay introduced for repairs and maintenance to the homestead and the pine tree. Other changes sought included allowing the land to be used for prohibited uses (by amending the schedule to Clause 43.01) and including in the Incorporated Plan the discretion to allow demolition of the subject building if it were shown that its conservation would impose an

unreasonable financial burden and provided an appropriate replacement building would be constructed.

Ms Riddett, who provided heritage evidence for the current landowner, also recommended some changes to the design guidelines to better respond to the heritage characteristics of the site.

The Council submissions opposed Ms Riddett's and the land owner's proposed changes to the Amendment, considering them generally premature.

The National Trust supported the application of the overlay to the entire property as exhibited but sought the expansion of the area of significance shown in the Incorporated Plan. Replanting of the orchard was also requested and recording of a higher level of assessed significance for the stables outbuilding. It was further argued that the design guidelines should recommend single storey development only on any new residential lots created and that lot sizes be typical of the neighbourhood. Interior controls for the homestead were also sought. The National Trust called a witness qualified in genetics, agricultural science and fine arts to argue for a wider area of significance to be defined (generally 10 metres out from the buildings) based partly on the value to the community of urban greening.

The Panel, having heard from the parties and having conducted an unaccompanied site inspection, concluded that the Amendment is generally consistent with the policies of the Planning Scheme that support the conservation of significant heritage resources. Also, the proposed inclusion of an Incorporated Plan containing a set of guidelines for new development, permit exemptions and the statement of significance is an approach envisaged in the relevant Planning Practice Note¹ and, in the case of the statement of significance, is required.

The Panel considers that the owner's request for a reduced extent for the Heritage Overlay and allowing a two lot subdivision of the land as of right is premature. The Panel does not consider that the poor condition of the two main buildings preclude their heritage listing. Further, the Panel does not support the landowner's requested changes to the design guidelines which would relax expressed development intents for the land. The Panel has supported some minor changes to the wording of the Incorporated Plan, mainly suggested by the current landowner, to facilitate management of the heritage place.

The Panel does not support design guidelines changes which would further restrict development on the land or require its restoration to a previous state as requested by neighbours and the National Trust. An expanded area of significance in the Incorporated Document is not supported except a minor southwards extension.

The Panel agrees with the Council position that most of the matters raised in submissions by neighbours are in fact not relevant to the consideration of the appropriateness of the Amendment, but are amenity and other planning issues that would be able to be addressed as development proceeds on the land through a planning permit process.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C422ggee be adopted as exhibited subject to the following:

1. The Council consider:
 - a) whether reference should be made in the schedule to Clause 43.01 to the statement of significance for the property separate to the reference to the

¹ Planning Practice Note 1: Applying the Heritage Overlay, August 2018

'Claremont', 12-16 Kinsmead Street, Waurn Ponds, Design Guidelines Incorporated Plan, January 2021

- b) adding an additional exemption to Clause 2 of the 'Claremont', 12-16 Kinsmead Street, Waurn Ponds, Design Guidelines Incorporated Plan, January 2021, relating to lopping and pruning of the Norfolk Island Pine to promote tree health, which might be subject to limitations such as frequency and extent of lopping.
2. Amend the schedule to Clause 43.01 as relates to Claremont by clarifying that the outbuilding referred to as not exempt under Clause 43.01-4 is the outbuilding to the south of the homestead.
 3. Amend the 'Claremont', 12-16 Kinsmead Street, Waurn Ponds, Design Guidelines Incorporated Plan, January 2021 as follows:
 - a) in Clause 2, replace the reference to Clause 43.01-2 with Clause 43.01-3
 - b) on the plan at page 2, extend the boundary of the area of significance southwards so that all of the homestead building falls within the area of significance
 - c) in Clause 2.1, delete the words '*with (sic) the site*' and replace them with '*on that part of the site beyond the area of significance shown on the plan forming part of this document*'
 - d) in Clause 2.2, delete the words '*and/or the large shed to the south of the homestead*'
 - e) in Clause 3.5, delete reference to allowing attic room additions to the southern elevation of the homestead
 - f) in the statement of significance delete the heading 'How is it significant?' where second appearing and replace it with 'Why is it significant?'

ATTACHMENT 2 – AMENDMENT FOR ADOPTION (SHOWN IN TRACK CHANGES FORMAT)

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C422ggee

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 22.09 with a new Clause 22.09 in the form of the attached document.
2. In Overlays – Clause 43.01, replace Schedule with a new Schedule in the form of the attached document.
3. In Operational Provisions – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

GREATER GEELONG PLANNING SCHEME

22.09

CULTURAL HERITAGE

09/12/2016
09/02/11 Proposed C422

This policy applies to all properties affected by a Heritage Overlay.

This policy includes an overall Heritage Policy and 53 individual local planning policies that apply to particular heritage areas within the municipality.

Policy Basis

The Municipal Strategic Statement identifies the need for a local policy to ensure the cultural heritage attributes and assets of the City of Greater Geelong are recognised and preserved.

The City of Greater Geelong's heritage, comprising individual buildings, precincts, structures, monuments, significant gardens and trees, natural environments and aboriginal sites, is a significant part of the City's attraction as a place in which to live, visit, do business and invest. It is through this heritage diversity that the City's community expresses its rich culture. The cultural heritage of the region brings economic and cultural benefits and improves the community's quality of life. The diversity of heritage places allows for interpretation of the region's development and the tastes and lifestyles from the past. It assists in understanding the City's foundation and growth from wool sales and exports, to gold discovery, through to expansion in industry and manufacturing. It also enables appreciation of individual house design and neighbourhoods that contribute to the character, image and sense of place of each of the City's heritage areas.

The largest concentration of these heritage assets is found in the inner area of Geelong and broadly defines the character of the inner City area. Beyond, there are significant concentrations of heritage places, namely within the suburban areas of Belmont, Hamlyn Heights and North Geelong together with concentrations in the rural/coastal townships of Lara, Barwon Heads, Drysdale and Fyansford. These have largely shaped the character of the City of Greater Geelong as it is known today.

The identification, assessment and protection of heritage places has occurred over a number of years as part of an on-going heritage study process. Recognition and protection of heritage places is seen as a crucial component of planning in the City of Greater Geelong. The development of good conservation practices will ensure the retention and viable re-use of the City's significant and contributory heritage places.

Objectives

- To encourage the retention of culturally significant and contributory heritage places within Heritage Overlay areas.
- To encourage development to be undertaken in accordance with the accepted conservation standards of the ICOMOS Burra Charter.
- To conserve and enhance the natural or cultural features of an area or site and to ensure that any alterations or development complement their form and appearance.
- To ensure that new development and external alterations of existing buildings make a positive contribution to the built form and amenity of the area.
- To encourage the retention or re-instatement of streetworks including street trees and bluestone kerbs, street construction form, asphalt footpaths, channels and crossovers.

Policy**Exercising discretion**

Where a permit is required for demolition, it is policy to:

- Require an application for demolition to be supported with documentation which demonstrates:
 - That the demolition will contribute to the long-term conservation of the fabric of the part of the building being retained.
 - That the demolition involves the removal of later inappropriate modifications.

GREATER GEELONG PLANNING SCHEME

- That the cultural heritage significance of the place will be enhanced.
- That significant fabric removed will be re-instated when circumstances permit.
- Discourage demolition of sites that are not of cultural heritage significance within a heritage area until a planning permit for the replacement development is approved and a bona-fide contract for the new work has been confirmed.

Where a permit is required for subdivision, use or development, it is policy to:

- Require that all buildings and works should be in accordance with the City of Greater Geelong Heritage and Design Guidelines, 1997.
- In the case of major development and subdivision of a large or complex site, the preparation of a Conservation Management plan for the whole place should precede the application. The plan should be prepared in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).
- In the case of any development that causes ground disturbance that may impact on a known post contact archaeological site, an archaeological survey to assess the impact of the proposed development on the archaeological significance of the area should precede the application.
- Encourage replanting of a similar type of tree where the removal of a significant street tree is unavoidable.
- Encourage all new and replacement street furniture to be established in accordance with the City of Greater Geelong Urban Furniture Manual.
- Support the retention and maintenance of existing bluestone kerb and channel within the Heritage Areas (except in the Rocky Point, Girton Crescent, The Dell, Drydale and McLeods Waterholes Heritage Areas). Where this is not possible, Council will support the following:
 - Where a street is predominantly bluestone (70%), re-instatement of original street detailing should occur.
 - Where a street is fragmented between bluestone and concrete, this should form the basis of the kerb and channel in the street.
 - Where a street is predominantly concrete, this should form the basis of the kerb and channel in the street.
 - In laneways with bluestone detail, the bluestone detail should be retained and pavements should be reconstructed with either a chip seal and gravel or asphalt surface.
 - Where a concrete tray is used with bluestone kerb, the concrete should be treated with a colour mix to give a faded grey colour.
- Require an application to subdivide land to provide documentation which demonstrates:
 - That the pattern of the proposed subdivision will not adversely affect the significance of the original subdivision.
 - How the subdivision will enhance/conservate the significance of the surrounding heritage buildings and/or precinct.
 - That the effects of the subdivision on the cultural heritage significance of the place are minimised.

References

Geelong Region Historic Buildings and Objects Study Volumes 1-3, prepared by Allan Willingham for the Geelong Regional Commission, (1986).

Geelong City Urban Conservation Study, Volume 1, prepared by Graeme Butler for the City of Geelong, (1993).

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- Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).
- Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).
- City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).
- City of Newtown Urban Conservation Study, Volumes 1-4, prepared by Context Pty Ltd for the City of Newtown, (1991).
- City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).
- Bellarine Heritage Study, Volumes 1-3, prepared by Huddle, Howe, Lewis and Francis for the City of Greater Geelong, (1996).
- City of Greater Geelong Heritage and Design Guidelines, (1997).
- The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Australia ICOMOS (1988).
- Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).
- Belmont Heritage Areas Report, Volume 1*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).
- Belmont Heritage Areas: Inventory of Places, Volume 2*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007) & peer reviewed by Wendy Jacobs, Architect & Heritage Consultant.
- Belmont Heritage Report: Individual Citations, Volume 3*, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).
- Statement of Significance for the former stables to Armytage House and classrooms 19-21 Hermitage Road, Newtown, prepared by Dr David Rowe and Kevin Krastins (2003).
- Geelong Sale Yards Conservation Management Plan*, prepared by Dr David Rowe and Wendy Jacobs (September 2007).
- Newtown Heritage Study*, Volumes 1-3, Adopted July 2009, prepared by the City of Greater Geelong (2008).
- Ashby Heritage Review, Stage 2, 2009*, Adopted January 2010, prepared by Dr David Rowe and Wendy Jacobs.
- Batman Park & Boat Sheds, The Esplanade, Indented Head, Heritage Review* prepared by Dr David Rowe: Authentic Heritage Services & Wendy Jacobs, Architect & Heritage Consultant (August 2013)
- Lara Heritage Review Phase 2, Volumes 1, 2 & 3* (August 2013, Revised May 2016) prepared by Dr David Rowe and Wendy Jacobs.
- Heritage citation sheet for the Vietnam Veterans Memorial and Avenue of Honour, City of Greater Geelong (December 2016)
- Heritage citation sheet for the Osborne Park bluestone pillar and cast/wrought iron gates, City of Greater Geelong (December 2016)
- Heritage Report 9 Bridge Road, Barwon Heads (Post-Panel Version)* prepared by Context Pty Ltd (May 2017).
- Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5* prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect and Heritage Consultant (October 2016).

Geelong City Urban Conservation Study, Volumes 2-5, prepared by Graeme Butler for the City of Geelong, (1991).

Geelong City Urban Conservation Study, Volume 4(a), prepared by Helen Lardner for the City of Greater Geelong, (1995).

City of Geelong West Urban Conservation Study, Volumes 1-2, prepared by Huddle, Aitken and Honman for the City of Geelong West, (1986).

City of Newtown Urban Conservation Study, Volumes 1-4, prepared by Context Pty Ltd for the City of Newtown, (1991).

City of Newtown Urban Conservation Study, Volumes 5(a) and 5(b), prepared by Richard Peterson for the City of Greater Geelong, (1997).

Bellarine Heritage Study, Volumes 1-3, prepared by Huddle, Howe, Lewis and Francis for the City of Greater Geelong, (1996).

City of Greater Geelong Heritage and Design Guidelines, (1997).

The Australian ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter), Australia ICOMOS (1988).

Greater Geelong Outer Areas Heritage Study, Volume 1 (excluding Belmont precincts) and Volume 2, prepared by Authentic Heritage Services Pty Ltd (2000).

Belmont Heritage Areas Report, Volume 1, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

Belmont Heritage Areas: Inventory of Places, Volume 2, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007) & peer reviewed by Wendy Jacobs, Architect & Heritage Consultant.

Belmont Heritage Report: Individual Citations, Volume 3, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd (2007).

Statement of Significance for the former stables to Armytage House and classrooms 19-21 Hermitage Road, Newtown, prepared by Dr David Rowe and Kevin Krastins (2003).

Geelong Sale Yards Conservation Management Plan, prepared by Dr David Rowe and Wendy Jacobs (September 2007).

Newtown Heritage Study, Volumes 1-3, Adopted July 2009, prepared by the City of Greater Geelong (2008).

Ashby Heritage Review, Stage 2, 2009, Adopted January 2010, prepared by Dr David Rowe and Wendy Jacobs.

Batman Park & Boat Sheds, The Esplanade, Indented Head, Heritage Review prepared by Dr David Rowe: Authentic Heritage Services & Wendy Jacobs, Architect & Heritage Consultant (August 2013)

Lara Heritage Review Phase 2, Volumes 1, 2 & 3 (August 2013, Revised May 2016) prepared by Dr David Rowe and Wendy Jacobs.

Heritage citation sheet for the Vietnam Veterans Memorial and Avenue of Honour, City of Greater Geelong (December 2016)

Heritage citation sheet for the Osborne Park bluestone pillar and cast/wrought iron gates, City of Greater Geelong (December 2016)

Heritage Report 9 Bridge Road, Barwon Heads (Post-Panel Version) prepared by Context Pty Ltd (May 2017).

Newtown West Heritage Review, Volumes 1, 2, 3, 4 & 5 prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect and Heritage Consultant (October 2016).

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City Fringe Heritage Area Review Part 1 and Part 2 prepared by RBA Architects + Conservation Consultants Pty Ltd (May 2017)(updated October 2018)

Ceres Heritage Citations Project(updated September 2018) prepared by Dr David Rowe: Authentic Heritage Services Pty Ltd & Wendy Jacobs: Architect & Heritage Consultant (May 2017)

Former Dennys Lascelles Woolstore 20 Brougham Street, Geelong Heritage Assessment prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect & Heritage Consultant (March 2017)

Greater Geelong Outer Areas Heritage Study Stage 2 Review: Claremont Homestead 12-16 Kinsmead Street, Waurn Ponds, prepared by Dr David Rowe, Authentic Heritage Services Pty Ltd & Wendy Jacobs, Architect & Heritage Consultant (25 June 2020)

DUE TO THE SIZE OF THE SCHEDULE TO THE HERITAGE OVERLAY, ONLY THE RELEVANT AFFECTED PAGES ARE SHOWN

GREATER GEELONG PLANNING SCHEME

31/01/2019
C376pt1ggee

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0
06/12/2018
C389pt1

Application requirements

None specified

2.0

Heritage places

16/10/2024
0440ggee

Proposed C422ggee The requirements of this overlay apply to both the heritage place and its associated land.



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO104	Aberdeen Street Baptist Manse 1 Aberdeen Street, Newtown	Yes	Yes	No	No	No	Yes	No
HO105	Aberdeen Street Baptist Church (former) 3 Aberdeen Street, Newtown	-	-	-	-	Yes Ref.No.H426	Yes	No
HO103	Aberdeen Street Baptist Church (present) 7 Aberdeen Street, Newtown	-	-	-	-	Yes Ref.No.H427	Yes	No
HO1206	"Rosnashane", Reception Centre 11 Aberdeen Street, Newtown	Yes	No	No	No	No	No	No
HO600	Office 14 Aberdeen Street, Geelong West	No	No	No	No	No	No	No
HO601	Office	No	No	No	No	No	No	No

GREATER GEELONG PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1567	"Kalimnar" Residence, 63 Kensington Road, Leopold	Yes	No	No	No	No	No	No
HO1568	Leopold Cemetery 69-77 Kensington Road, Leopold	No	No	No	No	No	No	No
HO232	"Shoubra" Residence, 6A Keram Crescent, Highton	Yes	Yes	Yes	No	No	Yes	No
HO958	Stable/Workshop 5 Kilgour Street, Geelong	Yes	No	No	Yes- outbuilding (stable)	No	Yes	No
HO959	Residence 104-106 Kilgour Street, Geelong	Yes	No	No	No	No	No	No
HO241	Bell & Son Baker (former) 121 Kilgour Street, Geelong	Yes	No	No	No	No	Yes	No
HO164	Residence 126 Kilgour Street, Geelong	Yes	No	No	No	No	No	No
HO2022	Claremont Homestead 12-16 Kinsmead Street, Waurn Ponds-- <i>interim controls expire 30 June 2022</i>	Yes	No	Yes - Norfolk Island Pine tree near north boundary	Yes - <i>outbuilding</i> <i>large</i> <i>outbuilding to</i>	No	No	No

GREATER GEELONG PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>Incorporated plan: Claremont 12-16 Kinsmead Street Waurn Ponds Design Guidelines Incorporated Plan</p> <p>Statement of significance: Claremont Homestead Statement of Significance</p> <p>Heritage design guidelines: Claremont 12-16 Kinsmead Street Waurn Ponds Design Guidelines Incorporated Plan</p>				the south of the Homestead			
HO1569	<p>Ford over Yarram Creek Knights Road, Mannerim To the extent of all the land within 20 metres of the Ford.</p>	Yes	No	No	No	No	No	No
HO1714	<p>Residence 371-399 Lake Road, Connewarre</p>	No	No	Yes	No	No	No	No
HO1715	<p>Timber Outbuilding 462 Lake Road, Connewarre</p>	No	No	Yes	Yes-outbuilding	No	No	No
HO15	<p>St Paul's Anglican Church 175 Latrobe Terrace, Geelong</p>	-	-	-	-	Yes Ref.No.H187	Yes	No
HO962	<p>Victorian Railways Institute 195 Latrobe Terrace, Geelong</p>	No	No	No	No	No	Yes	No
HO128	<p>"Culloden Castle" (former Hotel), 226 Latrobe Terrace,</p>	Yes	Yes	No	No	No	Yes	No

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31/01/2019
C376pt1ggee

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

22/01/2021
C369ggee Proposed C422ggee

Name of document	Introduced by:
3 Bridge Road, Barwon Heads, June 2020	C415ggee
14 Shepherd Court, North Geelong, Cotton On Office Redevelopment, July 2011	C257
Adventure Park Comprehensive Development Plan, May 2014	C288
Advertising Sign Guidelines, City of Greater Geelong, November 1997, Amended October 2014	C296
Anakie, Lara & Lovely Banks Heritage Places Incorporated Plan, May 2016	C316
Armstrong Creek East Native Vegetation Precinct Plan, May 2010	C206
Armstrong Creek East Precinct Structure Plan, May 2010, Amended November 2011	C214
Armstrong Creek East Precinct Development Contributions Plan, Version 4.1 Alternate Version November 2011	C214
Armstrong Creek Horseshoe Bend Precinct Structure Plan, September 2014	C259
Armstrong Creek North East Industrial Precinct Development Contributions Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct Growing Grass Frog Conservation Management Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct Native Vegetation Precinct Plan, May 2010	C207
Armstrong Creek North East Industrial Precinct, Precinct Structure Plan, May 2010	C207
Armstrong Creek South Precinct Structure Plan, February 2016	C301
Armstrong Creek Town Centre Precinct Structure Plan, March 2014	C267
Armstrong Creek Town Centre Development Contributions Plan, March 2014	C267
Armstrong Creek Town Centre Native Vegetation Precinct Plan, March 2014	C267
Armstrong Creek Urban Growth Plan Framework Plan, November 2008, updated September 2012 and June 2015	C301
Armstrong Creek West Precinct Development Contributions Plan, February 2013	C240
Armstrong Creek West Precinct Native Vegetation Precinct Plan, November 2012	C240
Armstrong Creek West Precinct Structure Plan, September 2012	C240
Australian Standard AS 2021-1994, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction. Standards Association of Australia 1994	NPS1
Barwon Heads Road (Settlement Road, Belmont to Reserve Road, Marshall) Duplication Project Incorporated Document, October 2020	C413ggee
Batman Park, Indented Head Incorporated Plan, June 2015	C274
BUPA Aged Care Facility, Bellarine Lakes, May 2016	C336
Central Road Drysdale, Development Contributions Plan, November 2020	C363ggee
Chisholm Road Prison Project, Lara, Incorporated Document, June 2019	C389ggee

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Name of document	Introduced by:
"Claremont" 12-16 Kinsmead Street, Waurn Ponds Design Guidelines Incorporated Plan, January 2021 (Amended February 2022)	
Commercial Tenancies at 55, 57 & 59 Kilgour Street, Geelong, July 2017	C358
Community Care Accommodation Facility, 120 Russells Road, Mount Duneed, Incorporated Document, September 2020	C401ggee
Drysdale Bypass, November 2017	C369
Environmental Weeds, City of Greater Geelong, September 2008	C129 (Part 1)
Fibre Optic Project, Integrated Approval Requirements, December 2002	VC17
Geelong City Urban Conservation Study Vol. 1 Restoration and Infill Guidelines, Commercial and Civic Buildings, Graeme Butler for the City of Geelong, 1993	C258
Geelong Library and Heritage Centre Redevelopment, March 2013	C287
Geelong Ring Road – Section 4C Incorporated Document, June 2010	C232
Geelong TAC Office Development, October 2006	C142
Geelong Waterfront Safe Harbour Precinct Project Incorporated Document, July 2019	C398ggee
Great Western Hotel Heritage Place 177-179 Aberdeen Street, Newtown Incorporated Plan, December 2017	C365
Heritage and Design Guidelines, City of Greater Geelong, 1997	NPS1
Horseshoe Bend Precinct Development Contributions Plan, September 2014	C259
Jetty Road Urban Growth Area Development Contributions Plan, September 2011	C230
Lara West Development Contributions Plan, Final Version – C246/C285, March 2014	C285
Lara West Growth Area, Lara, Native Vegetation Precinct Plan, September 2013	C246
Lara West Precinct Structure Plan, Revision J, 25 September 2013	C246
Melbourne Geelong Interconnection Project, June 2010	C229
Manzeene Village, Lara, Native Vegetation Precinct Plan, June 2014	C285
Mental Health Beds Expansion Program Incorporated Document, November 2020	GC176
Native Vegetation Precinct Plan, Geelong Ring Road Employment Precinct, March 2013	C243
Native Vegetation Precinct Plan, Horseshoe Bend Precinct, Armstrong Creek Urban Growth Area, August 2014	C259
Newtown Heritage Study Review Report, Volume 3, City of Greater Geelong, 2008	C191
New Station Estate Restructure Plan, July 2010 (Amended December 2017)	C376pt1ggee
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002	VC17
Regional Fast Rail Project, Integrated Approval Requirements, December 2002	VC17
Rail Upgrades at Geelong Port Project, May 2010	C211
Rippleside Comprehensive Development Plan, February 2000	C2
Rippleside Urban Design Guidelines, June 2000	C2
Small Lot Housing Code, December 2012	C267
Specialist Training Facility Incorporated Document, June 2019	C392ggee

GREATER GEELONG PLANNING SCHEME

Name of document	Introduced by:
Stage 5 GMHBA Stadium Development Kardinia Park Moorabool Street, Geelong South Incorporated Document, March 2021	C423ggee
Thirteenth Beach Golf Resort Barwon Heads, Barwon Heads Comprehensive Development Plan, Land Design Partnership, Anthony Cashmore & Associates and the Planning Group, May 2001 amended September 2006	C54
Warrnambool Line Upgrade - Incorporated Document, December 2019	GC121
Waterfront Geelong Design and Development Code, Keys Young, July 1996	NPS1
Waurn Ponds Train Maintenance and Stabling Facility Project Incorporated Document, May 2020	GC104
West Fyans-Fyans Street Precinct Structure Plan, June 2009	C205

**“Claremont”
12-16 Kinsmead Street,
Waurn Ponds**

**DESIGN GUIDELINES
INCORPORATED PLAN**

January 2021 (Updated February 2022)

This document is an incorporated document in the Greater Geelong Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*.

1. Application

This plan is incorporated into the Greater Geelong Planning Scheme under the Schedule to Clause 72.04. It applies to the Claremont Homestead, 12-16 Kinsmead Street, Waurn Ponds, identified in the Schedule to the Heritage Overlay of the Greater Geelong Planning Scheme as HO2022.

2. No permit required

Pursuant to Clause 43.01-23, for land in HO2022, a permit is not required to:

2.1 → Remove, alter or construct driveways, pathways, car parks, and kerbs and channels ~~with the site on that part of the site beyond the area of significance shown on the plan forming part of this document.~~

2.2 → Demolish or alter structures listed as items of nil significance ~~and/or the large shed to the south of the homestead.~~

2.4 → Construct roof-mounted solar panels provided that the equipment is not situated on the northernmost hip roof form of the homestead, extend beyond roof ridgelines and/or the northern and eastern verandahs.

2.5 → Construct boundary fencing and internal fencing so long as the fencing is non-reflective.

~~2.5.2.6 → Lop or prune the Norfolk Island Pine Tree so as to promote tree health, for as routine maintenance work only and to promote tree health, and provided no more than the minimum amount of the foliage necessary for health is lopped or pruned. This exemption does not apply to the pruning or lopping off work upon the trunk or where removal of >20% of the limbs or foliage is proposed of the Norfolk Island Pine tree.~~

3. Heritage Management Objectives

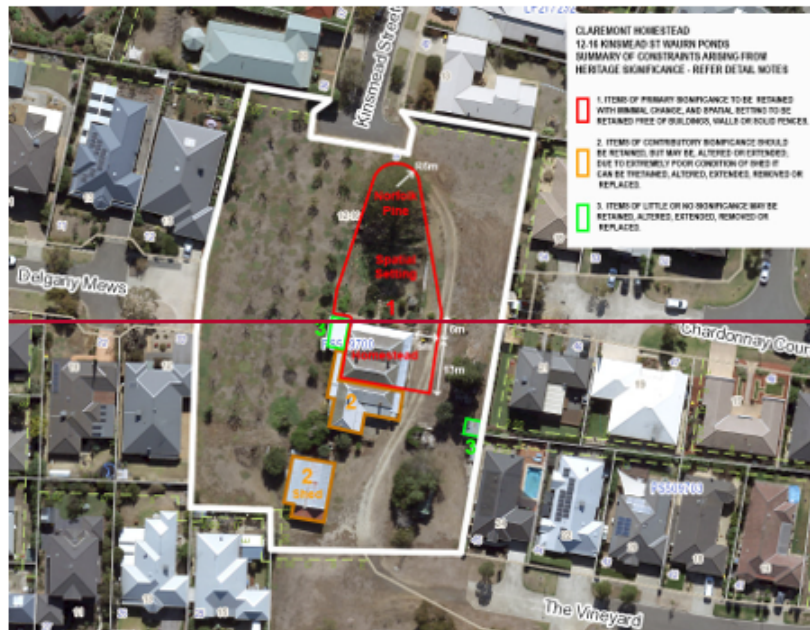
3.1 → Retain and conserve the overall appearance of the dwelling as a single storey c19th homestead.

- → Retain the external envelope of the two northernmost hipped roof forms, external walls and verandahs at the northern and eastern sides, free from additions and alterations.
- → Encourage removal or alteration the northwestern skillion addition to complement the original form and character of the building.

3.2 → Retain and conserve the Victorian-Georgian style and materials of the original dwelling over at least the two northernmost hipped roof forms and adjoining verandahs, including:

- → Hipped roof forms clad in slate over internal spaces and concave formed corrugated iron roofing to verandahs.
- → Face brick exterior walling and early period timber verandah joinery.
- → Brick chimneys and capping details (external) and fireplaces (internal).
- → External timber joinery including 12-pane double hung windows and timber-

- framed front doorway on north façade;¶
- → Consider reinstatement of the earlier verandah timberwork design and details if this can be reasonably ascertained.¶
- 3.3 → Retain the mature Norfolk Island Pine Tree situated north of the dwelling and avoid development or construction disturbance of the root zone within 2 metres of the dripline. Some encroachment within the dripline may be possible subject to a suitably qualified arborist report and a tree protection management plan.¶
- 3.4 → Retain sufficient open space adjoining the principal northern and eastern verandah facades to allow viewing and interpretation of the original homestead form and style from these sides, comprising at least:¶
- → A broad area between the northern façade and Norfolk Pine.¶
 - → A long narrow area along the eastern side.¶
- 3.5 → Allow changes and upgrades to accommodate contemporary standards of living to provide for a sustainable future use of the heritage building, including:¶
- → Allow single storey external alterations, ~~single storey or single storey with attic room additions~~ to the southern elevation of the homestead.¶
- 3.6 → Allow subdivision and redevelopment of the property outside of the immediate environs of the heritage area as shown on the plan.¶
- → limit built development to single storey or single storey plus attic (if presented with an outward single storey appearance) within 10 metres of the northern, eastern and western sides of the homestead.¶
 - → allow two storey development elsewhere on the site.¶





APPENDIX 1 CLAREMONT HOMESTEAD STATEMENT OF SIGNIFICANCE

¶

6.0 Statement of Significance

What is significant?

Claremont Homestead, 12-16 Kinsmead Street, Waurn Ponds, has significance as one of very few surviving intact Victorian dwellings at Waurn Ponds. While the homestead has experienced some alterations, it is of the more intact examples of a mid-19th century homestead associated with farm cultivation and wine and fruit growing in the outer parts of Greater Geelong. It was constructed of bricks produced on-site in 1857 to a design by local architects, Shay and Dowden, for Thomas Powell. The property also has more enduring associations with four generations of the Baum family, farmers and orchardists, whose ownership from 1894 has spanned over 116 years. The fabric of significance is the single storey, Victorian-Georgian styled dwelling with its hipped roofs clad in slate, brick wall construction and freestone plinths, brick chimneys, extent and concave form of the return verandah, front timber framed doorway and the timber framed double hung twelve paned windows. The setting, including the homestead garden to the front (north) of the dwelling, mature Norfolk Island Pine tree and the remnant orchard to the west also contribute to the significance of the place. The rear gabled timber outbuilding is of interest as an early survivor, but its very poor condition has undermined its integrity.

¶

Who are the Traditional Owners/Registered Aboriginal Party for this place?

The place is located on the traditional land of the Wathaurung people (known as Wadawurrung). The Registered Aboriginal Party under the Aboriginal Heritage Act 2006 for this land is the Wathaurung Aboriginal Corporation (Wadawurrung).

¶

How is it significant?

Claremont Homestead has local historic, aesthetic and scientific significance to the City of Greater Geelong.

¶

Criterion A:

Importance to the course of pattern of our cultural or natural history (historical significance).

¶

Criterion B:

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

¶

Criterion D:

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

¶

Criterion E:

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

¶

Criterion F:

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

¶

Criterion H:

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

¶

How/Why is it significant?

Claremont Homestead has historic significance for its associations with crop, vine and fruit growing in the Waurn Ponds and Barrabool Hills areas in the mid-19th century. The area

became synonymous for wine growing and cultivated the largest quantity of vines in Victoria, and a significant quantity of fruit, at the time of the building of Claremont Homestead in 1857. Claremont Homestead is a physical embodiment of this previous historic and enduring land use. With its associations with Thomas Powell, original owner, it is also legacy of the British Imperial Government's Free Bounty Immigration Scheme of the late 1830s, which encouraged skilled males to immigrate to Australia. Powell, an Irish carpenter (and later a successful brewer and farmer,) was induced to immigrate in 1839 as part of the Free Bounty Immigration Scheme (Criterion A).¶

¶
Claremont Homestead is one of very few surviving, intact Victorian dwellings at Waurn Ponds built in the 1850s, and one of a select number of surviving rural, Victorian styled dwellings built in the 1850s in Greater Geelong (Criterion B).¶

¶
Claremont Homestead is aesthetically significant as a representative and relatively intact example of a verandahed Victorian-Georgian styled hipped roofed dwelling type. Of this type, it is one of a select number of surviving examples in the more rural (and previously rural) parts of Greater Geelong, and outer suburban Newtown (Criteria D & E). Like Claremont, most of the comparable examples of experienced some form of alteration.¶

¶
The mature Norfolk Island pine tree, open front (north) homestead garden and to a lesser degree, the existing orchard are aesthetically significant as remnants of the early rural homestead setting and land use (Criterion E).¶

¶
The mature Norfolk Island pine tree has scientific (botanical) significance as a remnant of an early rural homestead landscape in Greater Geelong, and a local heritage landmark on the property and immediate residential area (Criterion F).¶

¶
Claremont Homestead is scientifically significant for its brick construction, the bricks having been made on the site. Together with the dwelling at 35 Lemons Road, it is one of two surviving mid-19th century homesteads at Waurn Ponds constructed of brick, the majority of comparable homesteads in the nearby Barrabool Hills being built of the locally ubiquitous Barrabool stone (Criterion F).¶

¶
Claremont Homestead has historical significance for its associations with the prolific 19th century architect, J.L. Shaw, and the architectural practice of Shaw and Dowden. While numerous examples of the work of Shaw and Shaw and Dowden survive, Claremont Homestead is a rare rural example of its type in Greater Geelong associated with the architects (Criterion H).¶

¶
Claremont Homestead has historical significance for its associations with the original owner, Thomas Powell, immigrant carpenter who became a successful business as owner of brewery. Prior to his residency at Claremont Homestead, Powell also contributed to community life as a Geelong Town Councillor (Criterion H).¶

¶
Claremont Homestead has historical significance for its enduring associations with the Baum family, farmers and orchardists at the property from 1894 for over 116 years (Criterion H).¶

¶
Source: Greater Geelong Outer Areas Heritage Study Stage 2 Review, June 2020 Claremont Homestead, Dr David Rowe, Authentic Heritage Services Pty Ltd, Peer Review by Wendy Jacobs, Architect & Heritage Consultant, 25 June 2020¶